



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00013
Application Type: Rezoning
CPC Hearing Date: October 6, 2016
Staff Planner: Jeff Howell, 915-212-1607, howelljb@elpasotexas.gov
Location: 518 Gregory Avenue
Legal Description: Lot 13, Block 39, Kern Place Addition, City of El Paso, El Paso County, Texas
Acreage: 0.211 acres
Rep District: 1
Existing Zoning: R-3 (Residential)
Existing Use: Apartments
C/SC/SP/ZBA/LNC: Legal non-conforming for apartments in R-3 zoning district
Request: From R-3 (Residential) to R-MU (Residential Mixed Use)
Proposed Use: Mixed-use development
Property Owner: Karalene R. Eifolla
Representative: Memo Barajas

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwelling
South: R-3 (Residential) / Single-family dwelling
East: R-3 (Residential) / Single-family dwelling
West: R-3 (Residential) / Single-family dwelling

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Madeline Park (1,481 feet)

NEAREST SCHOOL: Mesita Elementary (830 feet)

NEIGHBORHOOD ASSOCIATIONS

Kern Place

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 9, 2016. The Planning Division has received four phone calls and 15 emails in opposition to the rezoning request.

CASE HISTORY

The subject property is in the Hillside Development Area. On May 11, 2016, the Open Space Advisory Board (OSAB) voted 4-1 to approve the rezoning.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3 (Residential) to R-MU (Residential Mixed Use) and approval of a Master Zoning Plan (MZP) Report. The proposed district includes a quadruplex, office, and an art gallery/studio space. The existing 2,634 square foot apartment building is proposed to be expanded by 2,230 square feet, while the existing 610 square foot garage is proposed to be demolished and reconstructed to be 2,387 square feet. The mix of uses proposed is detailed in the Master Zoning Plan Report (*Attachment #5*). The development requires 12 spaces and proposes 6, of which include one ADA and four bicycle spaces. A parking reduction is permitted through the Master Zoning Plan as

indicated in the table of permissible uses. The applicant did conduct a parking study indicating the availability of public parking in the area (*Attachment #6*). The development proposes 2,071 square feet of landscaping. Access to the subject property is proposed from Gregory Avenue and Campbell Street.

ANALYSIS
20.10.360(G)

Residential, General and Industrial Mixed Use Districts (R-MU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.
 - a. Development Perspective.
 - i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.
 - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
 - vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
 - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
 - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
 - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
 - xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
 - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.

The applicant complies with Section 20.10.360(G) (1) (a), specifically principles:ii, v, vi, x, xiii, xiv, & xv.

- b. Building Perspective.
 - i. That buildings and landscaping contribute to the physical definition of streets as civic places.
 - ii. That the design of streets and buildings reinforce safe environments.
 - iii. That architecture and landscape design grow from local climate, topography, history and building practice.
 - iv. That public gathering spaces be provided in locations that reinforce community identity.
 - v. That the preservation and renewal of historic buildings be facilitated.
 - vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The applicant complies with Section 20.10.360(G) (1) (b), specifically perspective: ii, iii, iv, & vi.

- 2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and mixed-use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.
 - a. Neighborhoods limited in size and oriented toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
 - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

The applicant complies with Section 20.10.360(G) (2), specifically elements: a, b, c, f, g, & i.

- 3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
 - a. Architectural compatibility;
 - b. Human scale design;
 - c. Integration of uses;
 - d. Encouragement of pedestrian activity;
 - e. Buildings that relate to and are oriented toward the street and surrounding buildings;

- f. Residential scale buildings in any mixed residential area;
- g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
- h. Buildings that focus activity on a neighborhood open space, square or plaza.

The applicant complies with Section 20.10.360(G) (3), specifically objectives: c, e, f, & g.

- 4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

20.10.360(G)(4) is not applicable to the proposed development.

- 5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

The development requires 12 spaces, and proposes 6, to include one ADA and four bicycle spaces.

- 6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

The applicant complies with Section 20.10.360(G)(6)

- 7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

The development proposes 2,071 square feet of new landscaping, as well as street trees on Gregory and Campbell.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to R-MU (Residential Mixed Use) and the approval of the Master Zoning Plan. The approval recommendation is based on the compatibility with existing commercial, office, and residential zoning in the area, as well as the developments supplementation of the limited housing stock identified in the G-2, Traditional Neighborhood (Walkable) growth sector in the Central Planning Area.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2, Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the R-MU (Residential Mixed Use) district is to provide neighborhood-serving residential and commercial land uses, provide service to a neighborhood with uses compatible with the residential areas that the uses serve, and to allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

Planning & Inspections Department - Planning Division - Transportation

No TIA required.

Streets and Maintenance

No objection to proposed reduction in driveway depth and layout. Please be advised vehicles are not allowed to obstruct sidewalk.

Planning & Inspections Department – Plan Review

No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and municipal code.

Planning & Inspections Department – Plan Review - Landscape

No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and municipal code.

Planning & Inspections Department - Land Development

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Fire Department

No objections

Texas Department of Transportation

The subject property is not on a state roadway, and therefore does not require TxDOT review.

El Paso Water Utilities

We have reviewed the rezoning referenced above and provide the following comments:

EPWU-PSB Comments

Water:

1. There is an existing 8-inch diameter water main that extends along Gregory Way located approximately 12.5 feet north of the right-of-way centerline. This main is available for service.
2. There is an existing 6-inch diameter water main that extends along Campbell St. located approximately 13 feet east of the right-of-way centerline. This main is available for service.
3. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 520 Gregory Way.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main that extends along and parallel to the property's southern boundary line. This main is available for service.
5. EPWU records indicate a sanitary sewer service to this property. The address for this service is 518 Gregory.

General:

6. EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water Utilities-Stormwater Division

EPWU has no objections to the customer's request, but recommend:

Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

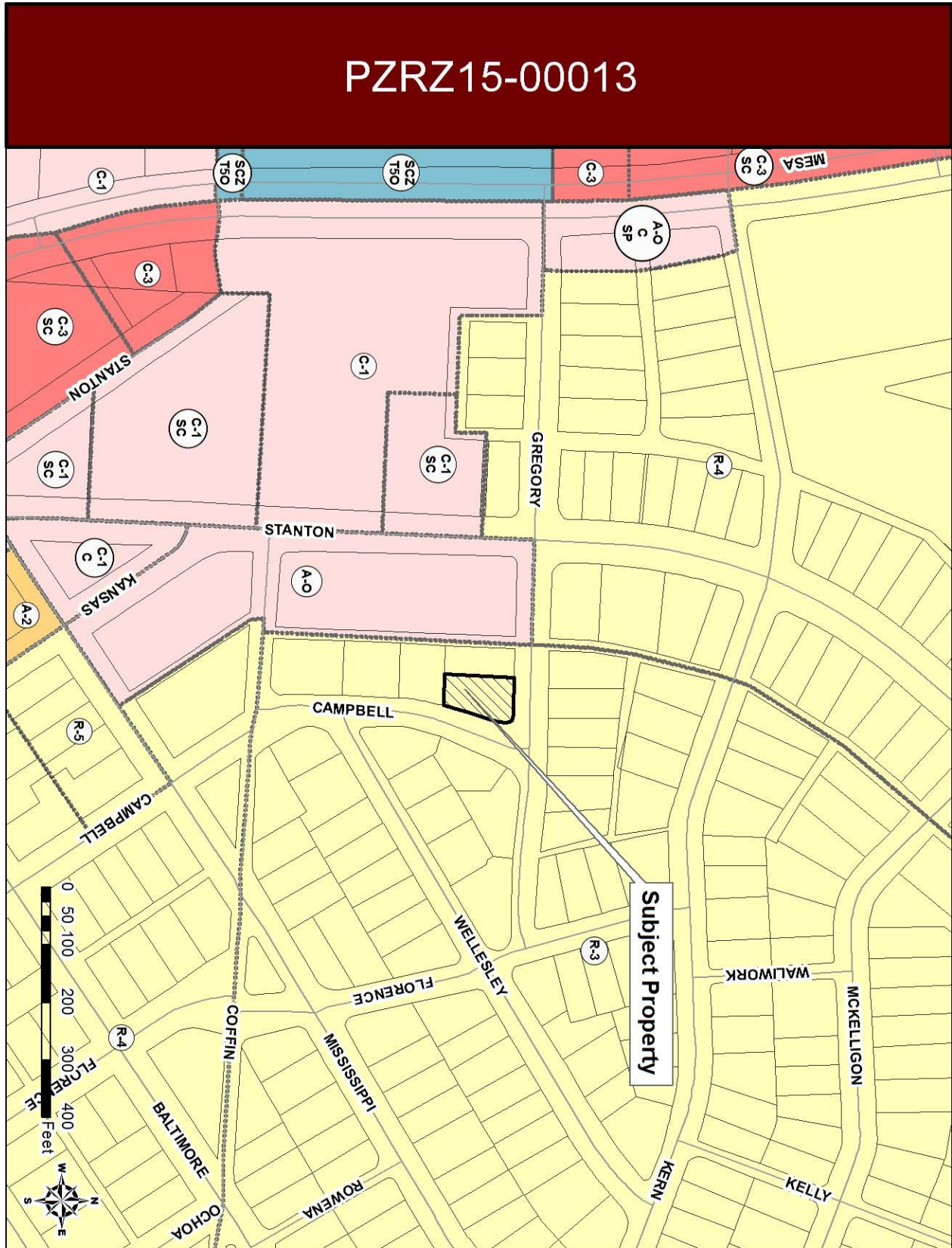
Fire Department

Sun Metro does not oppose this request.

Attachments:

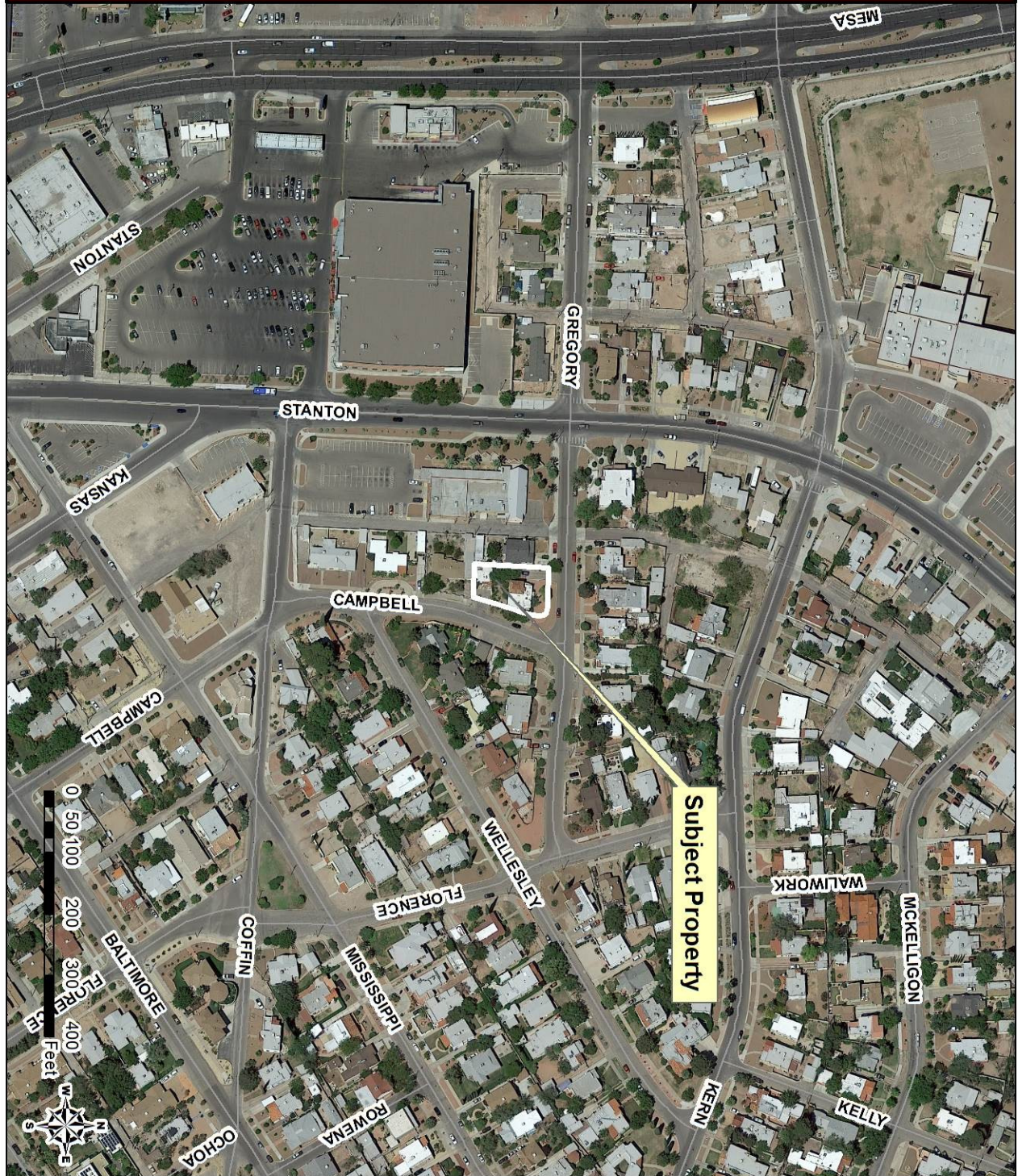
1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Master Zoning Plan (MZIP)
5. Master Zoning Plan (MZIP) Report
6. Parking Study
7. Email of opposition
8. Email of opposition
9. Email of opposition
10. Email of opposition
11. Email of opposition
12. Email of opposition
13. Email of opposition
14. Email of opposition
15. Email of opposition
16. Email of opposition
17. Email of opposition
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20. Email of opposition
21. Email of opposition

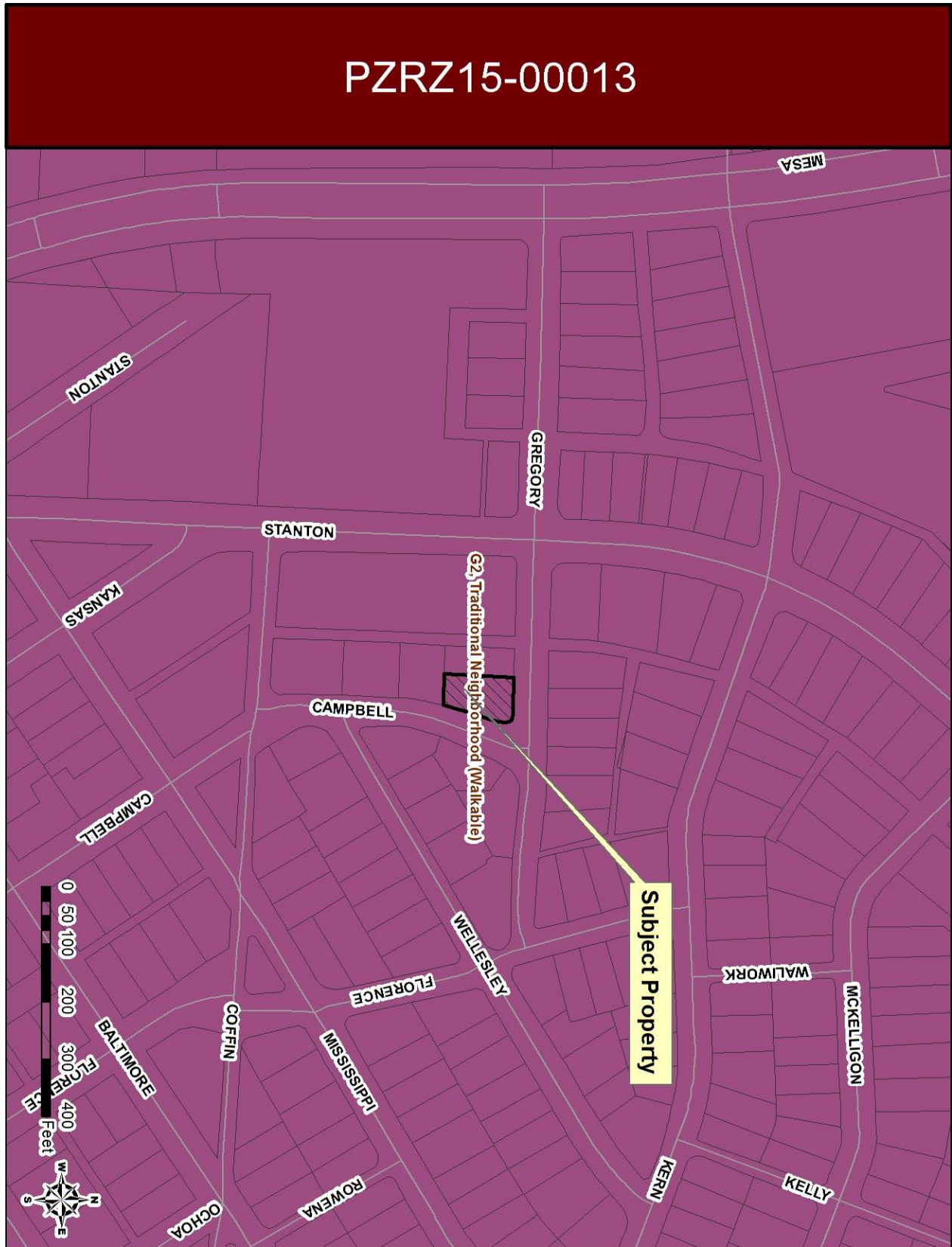
ATTACHMENT 1: ZONING MAP



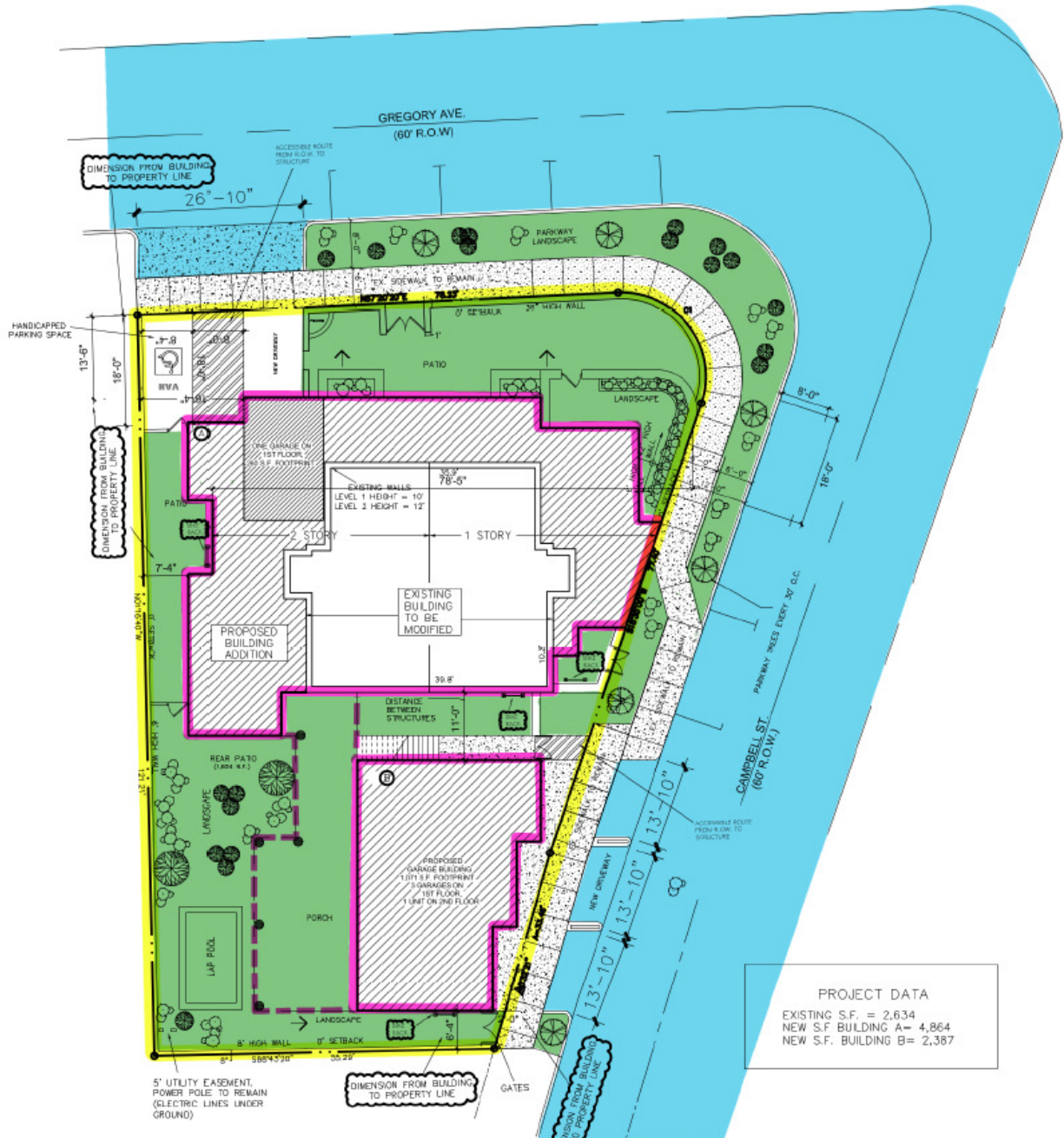
ATTACHMENT 2: AERIAL MAP

PZRZ15-00013

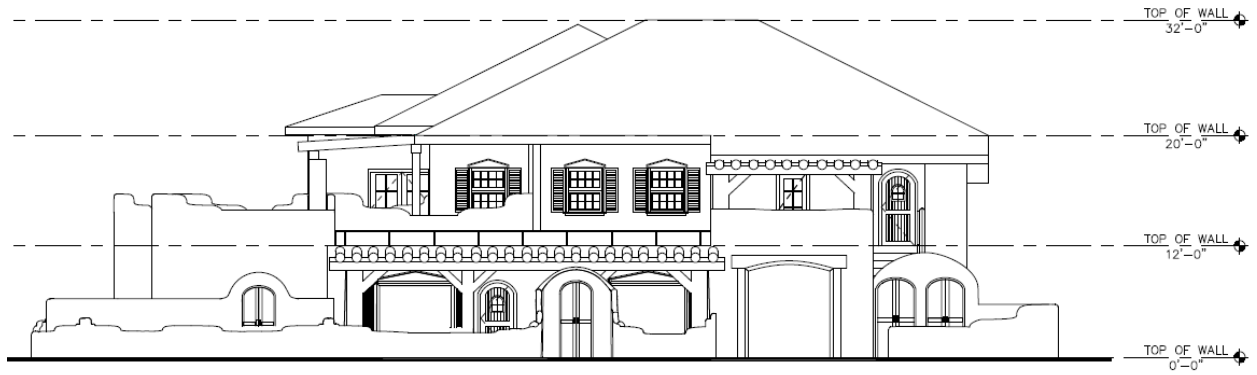




ATTACHMENT 4: MASTER ZONING PLAN (MZP)

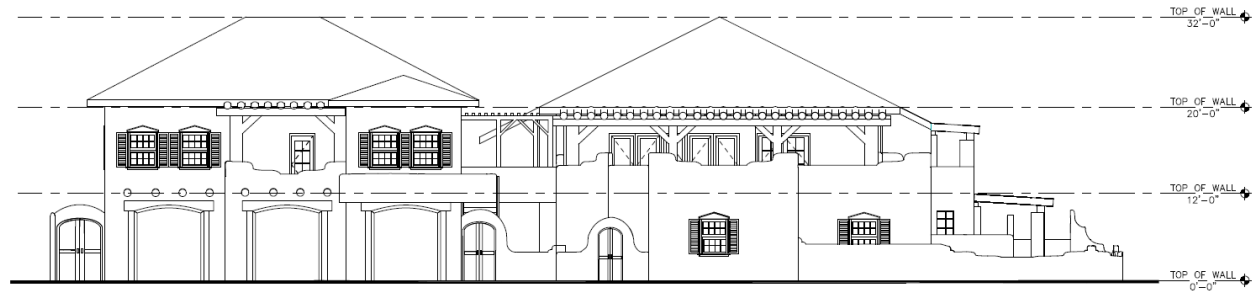


ATTACHMENT 4: MASTER ZONING PLAN (MZIP)



NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



EAST ELEVATION

SCALE: 1/8" = 1' - 0"

Master Zoning Plan Report

Kern Residences

518 Gregory at Campbell
Kern Place Neighborhood

I. Intent

This project enhances the character of the area and strengthens the existing neighboring community in line with the purpose of the Master Zoning Plan. The Kern area is a mixture of general retail, schools, churches, apartments, single family attached units, walk-up and duplex apartments. The renovated and expanded four unit apartment building will follow the City of El Paso Comprehensive Plan and Smart Growth Objectives.

II. Objectives of the Redevelopment

- Create an innovative, sustainable design project that provides multifamily housing and future retail opportunities.
- Upgrade and beautify the existing structure similar in nature to the architectural style in the immediate area.

III. Characteristics

Description: The renovation will update the current 2,634 square foot, 2-story building built in 1931 consisting of four apartments. New construction will add an additional 5,233 square feet of residential living quarters or spaces used as commercial sites. The new construction will provide four garage/storage areas and a recreational lap pool. **Final Structure will be 7,251 square feet.** (Current square footage - demolition of existing building on the back + additional square footage = $2,634 - 616 + 5,233 = 7,251$ s.f.)

Access: The entries provide front porch/open terrace areas which allow residents' access to the neighborhood pedestrians. A common entry area houses an organic garden, fire pit and fountain communal pedestrian area. The open patio design is intended to promote interaction with the neighborhood from the porch and patio areas which open onto Gregory and overlook Campbell. Utility and trash services are located next to each unit's utility area. Automobile access will be directly from street to individual unit garages.

Setbacks: 0' setbacks throughout are proposed, however, the main building's front setback will be approx. 14'-0" along Gregory, and the garage building along Campbell will have a 2' setback.

Density: The project will maintain its density of 19 units per acres. There are 4 units on .21 acres.

Landscaping: Native southwestern plants and trees which inhabit the site presently will be preserved where possible. Organic vegetable gardens, planters and trees will surround the property and patio areas. Street trees will be provided every 30' on center.

Parking: Each unit has a garage and on street space for additional autos. The garages are accessible from Campbell and Gregory and no increased traffic flow is added.

ATTACHMENT 5: MASTER ZONING PLAN (MZIP) REPORT

- 4-2 bedroom units= 8 parking space regards, 4 spaces provided.
- Art gallery/studio parking calculations= $1/1,200 \text{ sf} = 1,264/1,200 = 1$ parking space required.
- Professional office parking calculation= $1/480 \text{ sf} = 1,264/480 = 3$ parking spaces required.

Floor Area Ratio: The total construction for the project is 7,251 square feet for a total Floor Area Ratio of .788.

Phasing: The project will be built in one phase in its entirety.

Special Privilege: n/a

IV Relationship with Plan for El Paso:

The development will enhance the neighborhoods economic and social vitality and will follow the overall City of El Paso's Goals to revitalize older buildings within the city.

ATTACHMENT 5: MASTER ZONING PLAN (MZIP) REPORT

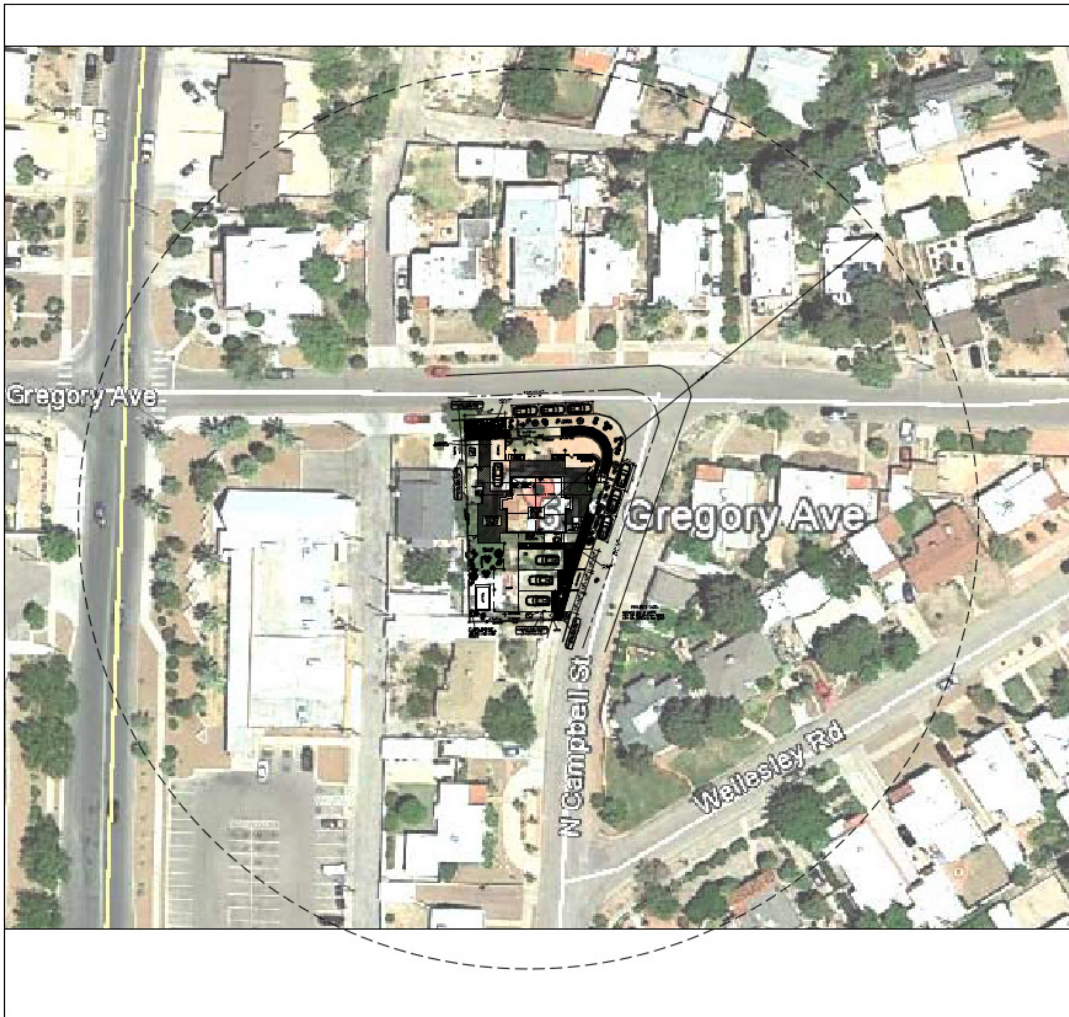
Property Address: 518 Gregory, El Paso, Tx 79902

This building main address is 518 Gregory which is a quadruplex.

The original description of the possible uses for the original RMU request has changed and now is limited to apartments, condominiums, co-housing residences, an art gallery/art studio, and a professional office.

| Use | Max. Area | Min. Area | Setbacks | | | Street side set back | Max. Building Height | |
|------------------------|--------------|--------------|----------|------|------|-------------------------------|----------------------------|--|
| RMU | | | Front | Back | Side | | | |
| Quadruplex | 5,187 sf | 500 sf | 13 ft | 6 ft | 7 ft | 2 ft | 32 ft | |
| Art Gallery/studio | 2,609 sf | 500 sf | 13 ft | 6 ft | 7 ft | 2 ft | 32 ft | |
| Professional Office | 2,609 sf | 500 sf | 13 ft | 6 ft | 7 ft | 2 ft | 32 ft | |

ATTACHMENT 6: PARKING STUDY



| Time | OVERALL STREET PARKING SPACES | OVERALL OCCUPIED PARKING SPACES | OVERALL AVAILABLE PARKING SPACES |
|----------|-------------------------------|---------------------------------|----------------------------------|
| 8:00 AM | 75 | 18 | 57 |
| 9:00 AM | 75 | 18 | 57 |
| 10:00 AM | 75 | 17 | 58 |
| 11:00 AM | 75 | 18 | 57 |
| 12:00 PM | 75 | 13 | 62 |
| 1:00 PM | 75 | 13 | 62 |
| 2:00 PM | 75 | 12 | 63 |
| 3:00 PM | 75 | 11 | 64 |
| 4:00 PM | 75 | 12 | 63 |
| 5:00 PM | 75 | 13 | 62 |
| 6:00 PM | 75 | 12 | 63 |
| 7:00 PM | 75 | 12 | 63 |
| 8:00 PM | 75 | 7 | 68 |
| 9:00 PM | 75 | 7 | 68 |
| 10:00 PM | 75 | 6 | 69 |
| 11:00 PM | 75 | 7 | 68 |
| 12:00 AM | 75 | 7 | 68 |

LEGEND:

- 300-FT PARKING RADIUS LIMITS
- EXISTING STREET CENTERLINE
- EXISTING CURB
- PROPOSED CONCRETE CURB & GUTTER
- ADDRESS DIVISION LINE
- EXISTING POWER LINE
- EXISTING POWER POLE
- EXISTING RETAINING WALL
- EXISTING SIGN
- EXISTING STREET LIGHT
- CONCEPTUAL TREE LOCATION
- PROPOSED LANDSCAPE AREA
- 20' PARKING SPACE

ATTACHMENT 7: EMAIL OF OPPOSITION

From: FrodRick [<mailto:kiki2garcia@sbcglobal.net>]
Sent: Monday, August 15, 2016 8:20 PM
To: Howell, Jeffrey B.
Subject: Re: PZRZ15-00013 518 Gregory Request for rezoning

Sir,

A couple more things:

1. The applicant did come by with her zoning drawing to discuss her proposal. She said that her intent was to upgrade to four living elements only, no commercial. And I did like her concept, but was confused on the rezoning. She said she had to, in order to get it passed due to driveway issues. And I don't understand that. But, what if she bailed and the next owner wanted to install commercial other than an art gallery. Would not it be easier to obtain zoning approval for a new commercial business if the property is already zoned R-MU as opposed to R-3?
2. Further her property is affixed to mine. During our discussion it was learned that she obviously was unaware as to the affect would be on my property, but she was open to working towards an agreed upon solution.
3. Finally, I am all for her remodeling and dolling up the place for apartments only, and since that is her intent, then there is no reason to change the zoning. I did not buy a house in the Kern Place neighborhood to live next to a business. Yes, Dr. Villareal is on the other side of me, but that is not in Kern Place. Plus there is an alley and his building provides a good buffer from the light and noise from Stanton Str. and beyond. And that is as far as businesses adjacent to my homestead will be tolerated.

This is pretty much where myself and other residents are agreed upon.

Hope all is well.

Regards,

Frederick Ozyp

ATTACHMENT 8: EMAIL OF OPPOSITION

Sent: Wed 8/17/2016 8:33 AM
To: Howell, Jeffrey B.

Dear Mr. Howell,

I am voicing my concern regarding the rezoning of 518 Gregory Avenue for residential mixed use development. I am against this change for the following reasons:

- Parking is always difficult in the Kern area and another "business" will also contribute to this problem
- This change could result in other "businesses" wanting to open in the neighborhood.
- Kern Place is a unique neighborhood; I believe it was designed for homes and residents to live among neighbors and not customers.

Thank you for your consideration of these concerns. If you have any question you can reach me at this email. Have a good day.

Sincerely,
Lillian A. Werthmann

Sent: Wed 8/17/2016 11:20 AM
To: Howell, Jeffrey B.

Re: Address

Mr. Howell,

This is Lillian A. Werthmann and my address is 808 Kern Dr. 79902

ATTACHMENT 9: EMAIL OF OPPOSITION

Sent: Wed 8/17/2016 3:18 PM
To: Howell, Jeffrey B.

Pat Smith
709 Mississippi Ave

I live in a residential area and we have commercial area all around us. Which is perfectly fine. I do not want it encroaching into the residential area. I am against rezoning of this property. There is property in the area available for commercial use.

Thank you.

ATTACHMENT 10: EMAIL OF OPPOSITION

Sent: Wed 8/17/2016 6:13 PM

To: Howell, Jeffrey B.

Mr. Howell,

I am writing this e-mail in opposition to the re-zoning request #PZRZ15-00013 for a change from residential to a residential mixed use.

My primary concern is if this re-zoning request is approved, it will create a precedent to allow mixed use or possible commercial encroachment into the residential area of Kern Place! If this is allowed, where will it end?

My next concern is about parking in this section of Kern Place. The parking by permit that has been enacted in the Cinninnati area of the neighborhood has already pushed traffic to this part of the neighborhood. I know that the re-zoning request says that there will be no increase in traffic, but I find that hard to believe if you are adding an office or gallery to the area. Those businesses would mean that the occupants would have to get to the area and thereby add to the current residential parking and game day parking problems.

An additional concern is whether approved re-zoning would affect our property value? This is a purely residential area and by zoning for office or gallery, you are changing the use and consequently the value of our homes. Who wants to own so close to an office or a gallery or any other business?

I have spoken to a number of the surrounding neighbors and nobody is interested in this zoning change due to the above mentioned reasons.

Thank you,
Andrea DiCara
3001 N. Florence

ATTACHMENT 11: EMAIL OF OPPOSITION

Sent: Thu 8/18/2016 11:25 AM

To: Howell, Jeffrey B.

August 18, 2016

CPC c/o Planning Division

[P.O. Box 1890](#)

[El Paso, TX 79950-1890](#)

RE: Case# PZRZ15-00013

I am opposed to this zoning change from R-3 to R-MU for the property at [518 Gregory Ave](#). Having read the (ambiguous) description of R-MU zoning on the city website, I'm concerned that it opens the door to commercial development in a residential area, and the property is next door to mine. The immediate area is already congested because of the proximity to UTEP, with limited parking. Some of the current tenants have to park on the street.

I spoke with Jeff Howell on the phone about this on 8/11/16. He explained the R-MU in more detail, and said that the proposed plan is for an art gallery and a professional office, in addition to a quadruplex. The property is a quadruplex now.

I had an informal chat with Ms. Eifolla on 8/13/16. She indicated that her plan for the property was to remain a residential quadruplex. I don't have a problem with that use and wonder why a zoning change is necessary. The area should remain R-3. I want neighbors next door, not a business.

I cannot attend the CPC meeting; I will be out of town.

Thank you.

Marilyn Jay

3015 N. Campbell St.

El Paso, TX 79902

ATTACHMENT 12: EMAIL OF OPPOSITION

From: [Jackie brackett](#)
Sent: Friday, August 19, 2016 2:16 PM
To: howelljb@elpasotexas.gov
Subject: Case# PZRZ15-00013

Dear, Mr. Howell,

As a residence of 3007 North Campbell, I am opposed to the proposed rezoning change from R-3 (Residential) to R-MU (Residential Mixed – Use) proposed for the property at 518 Gregory Avenue in El Paso. I am planning to be at the City Council Chamber on August 25, 2016 with many of my neighbors to voice our objection to this (Residential Mixed-Use) proposal. We are confused on why this has to be done and need answers.

Regards,

Lawrence Brackett
3007 North Campbell
El Paso, TX. 79902
(15-544-4756

ATTACHMENT 13: EMAIL OF OPPOSITION

From: Bob's Gmail [<mailto:rhalter34@gmail.com>]
Sent: Monday, August 22, 2016 5:13 PM
To: howellib@elpaostexas.gov
Cc: Garcia, Raul; Kern Place; kernnuts@outlook.com
Subject: CPC Case No. PZRZ15-00013 for 518 Gregory Ave.

City Plan Commission and City Planning Department:

I received notification about the proposed rezoning of 518 Gregory from R-3 to R-MU to which I am opposed. I have served as the Kern Place Neighborhood Associations president and sat on their ad-hoc committee on the proposed rezoning of Kern to Smartcode. Below are the main points of our current code and the issues that affect the Kern neighborhood as it applies to the proposed rezoning of 518 Gregory:

Density: The kern neighborhood already has high density because of its lot size. The splitting up of single family homes into multi units has created problems by increasing density above what the neighborhood was designed for. Typical use requires one car in driveway and one on the street. Adding more units means more cars and there is limited space with the design of the lots and streets. I realize that this property is already multi unit but adding more units will add to the problem.

Business encroachment into the neighborhood: This is one of our neighborhoods main concerns. We do not want businesses extending beyond Stanton street. The allowing of such transforms the neighborhood to its detriment. Homes that are close to the business area on Stanton complain often of the noise. Allowing this to encroach further into the neighborhood will hurt the quality of life of the residents. There are lots and existing buildings along Stanton that can be used for business purposes. Also, current code allows home office use if the owner wishes to reside at the current property. But leasing out the business space right in the middle of the neighborhood does not fit in with the existing neighborhoods plan.

Setbacks: Most properties in Kern lineup on their setbacks from the Street. This is one of the little things that adds to the character of Kern. I would ask for you to consider this when allowing a 0 foot side setback. If it doesn't align with the neighboring houses set back, then you are allowing the drastic change of the visual beauty of Kern.

I oppose the rezoning of this property to R-MU because of how it would negatively affect the above issues in Kern. I ask that my opposition be attached to the item for CPC review.

Sincerely,

Bob Halter
1220 Baltimore
El Paso, Tx 79902

ATTACHMENT 14: EMAIL OF OPPOSITION

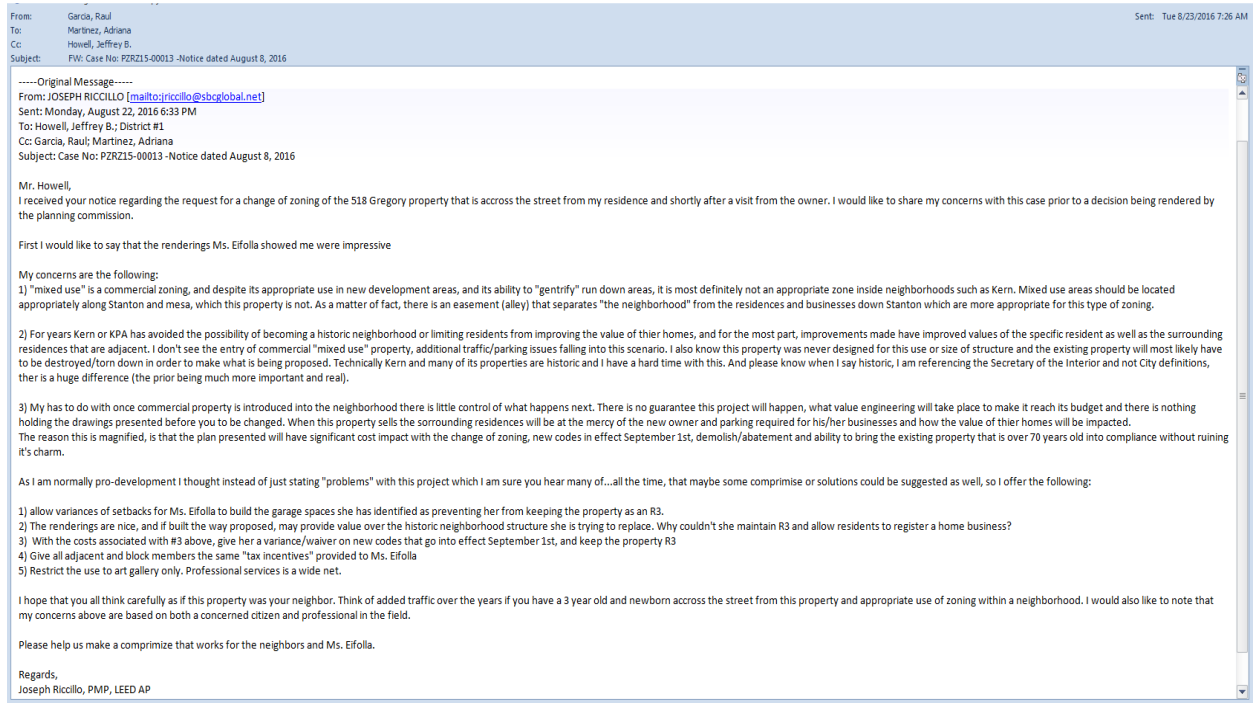
From: ircorral515@yahoo.com [ircorral515@yahoo.com]
Sent: Monday, August 22, 2016 3:57 PM
To: Howell, Jeffrey B.
Subject: Case # PZRZ15-00013

Sent from my iPad
August 22, 2016

My name is Irma R. Corral and I have lived at 515 Gregory Ave., El Paso, TX for over 30 years. In regard to Ms. Karalene R. Eifolla's request to rezone her property at 518 Gregory Ave., El Paso, TX from R-3 (Residential) to R-MU (Residential Mixed Use), I AM NOT in agreement with her request. When my husband and I purchased our home, some thirty years ago, our main concern was to purchase a house in a single-family residential area. I feel that this rezoning will open the door for structures other than single-family homes. Kern Place is a "RESIDENTIAL NEIGHBORHOOD and it should be kept that way.

Thank you,
Mrs. Irma R. Corral
515 Gregory Ave.
El Paso, TX 79902
915-533-1224
ircorral515@yahoo.com

ATTACHMENT 15: EMAIL OF OPPOSITION



ATTACHMENT 16: EMAIL OF OPPOSITION

From: kathleen Anderson <kathleencander@hotmail.com>
To: "howelljb@elpasotexas.gov" <howelljb@elpasotexas.gov>; gloria ambler <gloriaambler@yahoo.com>
Sent: Tuesday, August 23, 2016 11:06 AM
Subject: PZRZ15-0013

My name is Kathleen Anderson and I am a property owner at 1209 E. Baltimore. I am opposed to the request to re-zone at 518 Gregory Avenue. I work and am unable to attend the August 25, 2016 meeting.
Kathleen Anderson

Sent from my iPhone

ATTACHMENT 17: EMAIL OF OPPOSITION

Sent: Tue 8/23/2016 12:04 PM
To: Howell, Jeffrey B.

I am OPPOSED to re zoning Gregory 518 to mixed use. This is a significant and negative change to a residential area.

Ellen Esposito
Director, Secondary Education
College of Science
The University of Texas at El Paso
El Paso, TX 79968
915.747.8468
edesposito@utep.edu

ATTACHMENT 18: EMAIL OF OPPOSITION

Sent: Wed 8/24/2016 9:04 AM

To: Howell, Jeffrey B.

Good morning Mr Howell,

I live in Kern on Baltimore and my daughter goes to school at Mesita Elementary.

I am against the re zoning of the residence at 518 GREGORY. I do not want to see mixed use apartments and commercial use of the space. This is a small residential neighborhood and I would like to see it stay that way.

Thank you for your time.

Sincerely,

Andrew Dand

Sent from my iPhone

ATTACHMENT 19: EMAIL OF OPPOSITION

Sent: Wed 8/24/2016 1:09 PM

To: Howell, Jeffrey B.; frederick.d.ozyp.naf@mail.mil; jriccillo@sbcglobal.net

Greeting Mr Howell,

I am reaching out to you due to the rezoning of 518 Gregory Ave to a property. I read and understood that the property is trying to get permission to rezone a mix zone property. A mix zone means residential to commercial usage. There is not clarification of what the owner would like to do with their property, thereby I am "opposed" to it. Not knowing the capacity of people that are going to live or do business in our neighborhood.

I have lived 15 years plus in 608 Gregory Ave, 2 houses east of the proposed re zoning. 3 of the houses next to mine have been sold re purchased and put up for rent, which has led into a deterioration of our neighborhood and security issue as well. We as neighbors take care and look out for our neighborhood. In this situation I don't see any benefit of the proposal.

Thank You

Ivan Lionel MTE, BS, LAT

ATTACHMENT 20: EMAIL OF OPPOSITION

Cynbemer <cynbeamer@aol.com>

Sent: Wed 8/24/2016 5:39 PM

To: Howell, Jeffrey B.

Dear Mr. Howell,

I am writing to strongly object to the proposed use of the property at 518 Gregory as a multi-family dwelling. The value of Kern is having single home owners who care for one another and who care for their property. Let's face it, a multi-family dwelling is just a fancy name for apartments. In my experience apartment renters do not add value to a neighborhood. They are not invested in keeping property well groomed and their time in a community tends to be transient. Our proximity to UT-El Paso suggests that someone would like to appeal to the student market. The Kern Neighborhood is not geared for students. It is a community of both young professionals and retirees who care about their homes. Building an apartment complex begins a slippery slope that will lead to devaluation of our property's worth. I ask that the owner of 518 Gregory not be granted permit for a multi-dwelling unit.

Respectfully,

Cynthia L. Beamer, M.D.

Sent from my iPad. Please excuse any spelling errors

ATTACHMENT 21: EMAIL OF OPPOSITION

Sent: Fri 9/9/2016 1:45 PM
To: Howell, Jeffrey B.

I oppose rezoning.

Dr Luis Muñoz

Sent from my iPhone